018.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	874,400 / 874,400
					USE VALUE:	874,400 / 874,400
					ASSESSED:	874,400 / 874,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		CHESWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECK MARY ADRIENNE LIFE ESTATE
Owner 2:	MURRAY MICHAEL J LIFE ESTATE
Owner 3:	
Street 1:	21 CHESWICK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BECK MARY ADRIENNE -
Owner 2:	MURRAY MICHAEL J -
Street 1:	21 CHESWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1840 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6996.000	338,500	500	535,400	874,400
Total Card	0.161	338,500	500	535,400	874,400
Total Parcel	0.161	338,500	500	535,400	874,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.22 /Parcel: 475.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12998

GIS Ref

GIS Ref

Insp Date 11/02/17

!1547!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,500	500	6,996.	535,400	874,400		Year end	12/23/2021
2021	101	FV	328,400	500	6,996.	535,400	864,300		Year End Roll	12/10/2020
2020	101	FV	328,500	500	6,996.	535,400	864,400	864,400	Year End Roll	12/18/2019
2019	101	FV	249,400	500	6,996.	692,900	942,800	942,800	Year End Roll	1/3/2019
2018	101	FV	249,400	500	6,996.	440,900	690,800	690,800	Year End Roll	12/20/2017
2017	101	FV	249,400	500	6,996.	403,100	653,000	653,000	Year End Roll	1/3/2017
2016	101	FV	249,400	500	6,996.	327,500	577,400	577,400	Year End	1/4/2016
2015	101	FV	243,500	500	6,996.	327,500	571,500	571,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:09:44

LAST REV

Date	Time
03/29/19	09:12:44
mmcmakin	

PAT ACCT. 1547

USER DEFINED

Prior Id # 1:	12998
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BECK MARY ADRIE	1540-189	1	2/20/2019	Convenience	1	No	No		
BECK MARY ADRIE	1540-188	1	2/20/2019	Convenience	1	No	No		
	913-161		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2017	1659	Solar Pa	2,562	C				
7/6/2011	663	Re-Roof	8,535					
1/5/2010	4	Redo Kit	14,500					NEW CABINETS & COU
7/23/2009	617	New Wind	9,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2017	Meas/Inspect	BS	Barbara S
11/2/2017	Meas/Inspect	BS	Barbara S
2/19/2009	Meas/Inspect	189	PATRIOT
11/16/1999	Inspected	267	PATRIOT
10/6/1999	Measured	243	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6996		Sq. Ft.	Site		0	85.	0.90	2									535,396						535,400	

Total AC/HA:	0.16061	Total SF/SM:	6996	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	535,396	Spl Credit		Total:	535,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22065210
Const Adj.:	0.99495000
Adj $ / SQ:	157.883
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415803
Depreciation:	77339
Depreciated Total:	338464

COMMENTS

PDAS SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

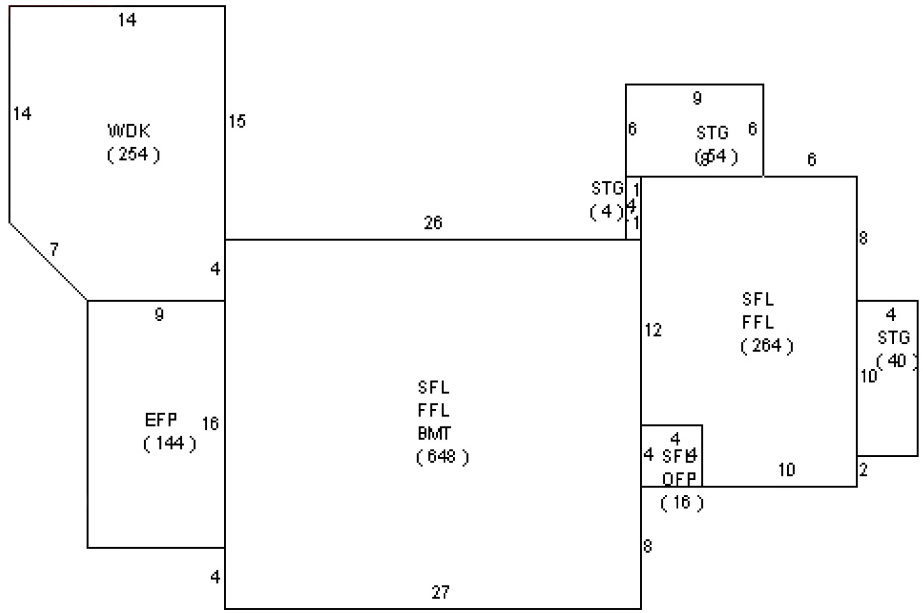
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.88
Special Features:	0	Val/Su Net:	112.83
Final Total:	338500	Val/Su SzAd	183.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	928	157.880	146,516
FFL	First Floor	912	157.880	143,990
BMT	Basement	648	47.370	30,693
WDK	Deck	254	9.890	2,511
EFP	Enclos Porch	144	45.900	6,609
STG	Storage	98	8.000	784
OFP	Open Porch	16	43.780	700

	Net Sketched Area:	3,000		Total:	331,803
Size Ad	1840	Gross Area	3000	FinArea	1840

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X16	A	AV	1960	4.05	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc